



\$849,000

- Lots / Land
- Active



7490 N CATALINA RIDGE DR, TUCSON, AZ 85718, USA

<https://rehomes.us>

Large (3.3 acres) foothills view lot that backs up to protected national forest. All utilities including sewer are at lot line. Lot has easy building site on solid granite but also has an 60 foot gorge behind that site. Could be a dramatic Tucson version of Frank Lloyd Wright's Fallingwater. Has city water but well [...]

Basics



Category: Lots / Land

Lot size: 144061.00 sq ft

County: Pima

Entry Timestamp:
2024-02-07T17:19:17.149

Municipality/Zoning: Pima County - SR

Township: 12

Area: North

Status: Active

Days On Market: 17

List Number Main: 22403267

Lot Acres: 3.30 acres

Lot Dimensions: Irregular

View: City,Mountain(s),Panoramic,Sunrise,Sunset

Property Use Type: Residential

Description

Legal Description: Catalina Ridge Estates Lot 56

Building Details

Lot Features: East/West Exposure,North/South Exposure,Subdivided

Fence: None

Miscellaneous



Compensation Disclaimer: The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Subdivision Name: Catalina Ridge Estates(37-62)

Direction: N

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Telephone:
520-765-2100

Section: 33

Fire Protection: Subscription

Range: 14.00

Road Type: Paved

Terms: Cash,Exchange

Distance to Utilities: Sewer: At Lot Line

Distance to Utilities: Water: At Lot Line

Phone: Location: On Site

Special Listing Conditions: None

Co-op Fee: \$3

Horse Property: No

Subdivision Restrict: Age Restrictions:
No

Association & Fees: HOA Name:
Cobblestone Hmowners

Assessments: \$0

Community: Cobblestone

Tax Code: 220-25-1300

Property Disclosures: CC&Rs,Seller Prop Disclosure

Road Maintenance: HOA

Distance to Utilities: Phone: At Lot Line

Distance to Utilities: Gas: At Lot Line

Distance to Utilities: Electric: At Lot Line

Listing Office

Listing Office ShortId: 16717

Listing Office Address: 8540 N. Oracle Rd,
Oro Valley, AZ 85704

Listing Member Phone: (520) 240-8006

ListingOfficeName: Long Realty Company

Listing Office Url: <http://www.LongRealty.com>

Office ID: 20091207184655830878000000

Amenities & Features

Neighborhood Feature: Gated Community,Sidewalks

Assoc Amenities: Security

Water: Location: On Site

Electric: Location: On Site

Electric: Electric Company

Water: City

Gas: Location: On Site

Sewer: Location: On Site





Nearby Schools

High School: Amphitheater
Middle School: Cross

School District: Amphitheater
Elementary School: Harelson



Fees and Taxes

Tax Year: 2023

**Association & Fees: HOA Amt
(Monthly):** \$343

Association & Fees: HOA Payment Frequency: Taxes: \$2,350
Semi-Annually

